



# Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

## Office of Community Planning and Development

May 13, 2020

Re: Referral to Planning Commission of Zoning Commission application #20-6

The Simsbury Planning Commission unanimously voted a negative referral for the above captioned application at its regularly scheduled meeting held May 12, 2020.

The Commission found the wording of the proposed regulation section 8.13 G #4 to be vague in that it does not specify whether the 750' refers to the edge of the site nearest Hopmeadow Street, farthest from it or some other point. There are no specifics as to placement of the site in, next to or behind (relative to Hopmeadow Street) existing neighborhoods, historic or character places. No distinction is made between the various areas along Hopmeadow Street or whether the site could be on the East or West side of Hopmeadow. No buffers were proposed.

There is also concern that only Hopmeadow Street was designated for WHOZ. Hopmeadow Street is the face of Simsbury and therefore should have regulations crafted to protect and enhance it and adjacent areas.

Specifically the Commission refers to these sections of the 2017 POCD:

- Pg 5 "How We Want To Grow" 10 "Guide Residential Development...to protect existing neighborhoods..."
- Sec 8.8 (all) "Ensure the appropriate development of the different areas along Hopmeadow Street"
- Sec 10.1 A " RESIDENTIAL CHARACTER"
- Sec 10.1 B "NEIGHBORHOOD INTEGRITY" Sec 7 MAINTAIN AND ENHANCE COMMUNITY CHARACTER, P. 41 "Listing of Some Current And Former Character Resources", p. 43 map of Simsbury Character Places with many of them located along Hopmeadow Street

The Planning Commission feels that a joint meeting with the objective of agreeing on the wording for the WHOZ portion of the proposed regulations prior to the closing of the public hearing for the application could result in a revision of our referral.

William Rice, Chairman

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